



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-039550-25-RV

In the matter of: 1716, 61 PELHAM PARK GDNS
TORONTO ON M6N1A8

Between: Toronto Community Housing Corporation Landlord

And

Keegan Irvine Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Keegan Irvine (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has:

- substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and
- willfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property.

This application was resolved by order LTB-L-039550-25 issued on September 26, 2025.

On October 10, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On October 14, 2025, interim order LTB-L-039550-25-RV-IN was issued, staying the order issued on September 26, 2025.

This application was heard by videoconference on January 20, 2026. The Landlord's Legal Representative, C. Rostant, the Tenant's Legal Representative, O. Dooley, and the Tenant attended the hearing. The Landlord's witnesses, W. Smith, R. Dino, and S. Ellis also attended the hearing.

At the hearing, the parties agreed:

1. The Landlord will provide direct deposit payment information to the Tenant on or before January 30, 2026.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-039550-25 issued on September 26, 2025, is granted. The order cannot be enforced by the Landlord.
2. The interim order issued on October 14, 2025, is cancelled, and replaced by this order.
3. The Tenant shall pay to the Landlord \$9,000.00, for the damage caused to the rental unit.
4. The Landlord's application for eviction of the Tenant is denied on the condition that the Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
For the period commencing April 2026 and continuing to March 2028	\$375.00 on the 1 st day of each consecutive month

5. If the Tenant fails to comply with the conditions set out in paragraph 4 above, then, within 30 days of the breach, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application as follows:

Date Payment Due	Amount of Payment
For the period commencing April 2026 and continuing to March 2027	\$15.50 on the 1 st day of each consecutive month

7. If the Tenant does not pay the Landlord the full amount owing in paragraph 6 by March 1, 2027, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2027, at 4.00% annually on the balance outstanding.

January 23, 2026**Date Issued**_____
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Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.